013.0	0007	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	986,200 / 986,200
					USE VALUE:	986,200 / 986,200
					ASSESSED:	986,200 / 986,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25	-27	MARY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DIPALERMO DAVID J/TRUSTEE
Owner 2:	DIPALERMO FAMILY TRUST
Owner 3:	
Street 1:	27 MARY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DI PALERMO JOSEPHINE/JOSEPH -
Owner 2:	-
Street 1:	27 MARY STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,690 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Wood Shingle Exterior and 2969 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6690.000	485,200	4,400	496,600	986,200
Total Card	0.154	485,200	4,400	496,600	986,200
Total Parcel	0.154	485,200	4,400	496,600	986,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 332.17 | /Parcel: 332.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 10543
GIS Ref:
GIS Ref:
Insp Date: 01/30/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 013.0-0007-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	485,300	4400	6,690.	496,600	986,300	986,300	Year End Roll	12/18/2019
2019	104	FV	371,900	4400	6,690.	527,600	903,900	903,900	Year End Roll	1/3/2019
2018	104	FV	371,900	4400	6,690.	384,800	761,100	761,100	Year End Roll	12/20/2017
2017	104	FV	348,500	4400	6,690.	335,200	688,100	688,100	Year End Roll	1/3/2017
2016	104	FV	348,500	4400	6,690.	285,500	638,400	638,400	Year End	1/4/2016
2015	104	FV	310,100	4400	6,690.	279,300	593,800	593,800	Year End Roll	12/11/2014
2014	104	FV	310,100	4400	6,690.	229,700	544,200	544,200	Year End Roll	12/16/2013
2013	104	FV	322,900	4400	6,690.	218,500	545,800	545,800		12/13/2012

!1299!

PRINT

Date	Time
12/10/20	16:56:22

LAST REV

Date	Time
08/15/17	13:08:19

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 1299

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DI PALERMO JOSE	1503-144		2/6/2017	Convenience	99	No	No		Guiseppe DiPalermo d.o.d. 10/28/2017 Bk 1240
DI PALERMO JOSE	1240-170		8/6/2001	Family	1	No	No		
	1066-129		2/1/1990		1	No	No		A

USER DEFINED

Prior Id # 1:	10543
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
1/30/2009	Meas/Inspect	345	PATRIOT
10/23/1999	Inspected	263	PATRIOT
10/4/1999	Mailer Sent		
10/4/1999	Measured	163	PATRIOT
8/25/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6690		Sq. Ft.	Site		0	80.	0.93	1									496,559						496,600	

Total AC/HA: 0.15358 | Total SF/SM: 6690 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 496,559 | Spl Credit | Total: 496,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.04296398
Const Adj.:	0.98255032
Adj $ / SQ:	174.210
Other Features:	124800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	703213
Depreciation:	217996
Depreciated Total:	485217

COMMENTS

OF= BMT SINK 2 FP-NONFUNCTIONAL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 15		BRs: 5			Baths: 3				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	1
1	9	3	M
Totals			
2	15	5	

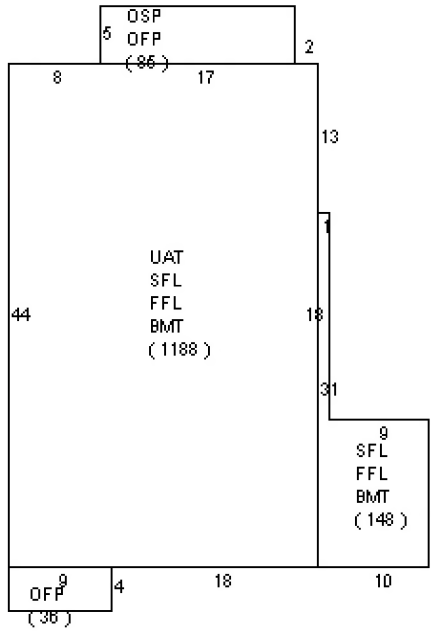
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	174.21
Special Features:	0	Val/Su Net:	107.56
Final Total:	485200	Val/Su SzAd	181.59

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,336	52.260	69,823
FFL	First Floor	1,336	174.210	232,745
SFL	Second Floor	1,336	174.210	232,745
UAT	Upper Attic	297	121.950	36,218
OFP	Open Porch	121	29.610	3,583
OSP	Screen Porch	85	38.810	3,299
	Net Sketched Area:	4,511	Total:	578,413
Size Ad	2672	Gross Are	5402	FinArea 2969

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 013.0-0007-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1927	22.72	T	40	104			4,400			4,400
2	Frame Shed	D	Y	1	8X7	A	AV	1980	0.00	T	31.2	104						

More:	N	Total Yard Items:	4,400	Total Special Featues:		Total:	4,400